

**Kershaw County Planning and Zoning Commission  
Regular Session Minutes – November 05, 2018, 5:30 PM  
County Council Chambers  
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, Curtis Blackmon, Beth Smith, Kevin Scharf, and Kate Denton

Absent: Gary Whitlock and George Harkins

Staff in Attendance: Michael Conley, and Rhonda Darity

**Call to Order**

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

**Approval of Minutes**

Kevin Scharf made a motion that the minutes of the September 10, 2018 regular meeting be approved. The motion was seconded by Kate Denton, and all present voted in favor.

**Major Subdivision Sketch Plan Review for Floyd Goff at 1484 Kennedy Road Case# 18-09**

In giving his staff report, Michael Conley informed the Commission that the applicant, Floyd Goff, is proposing a subdivision of 8 single family residential lots for this 12.45 acre parcel. This parcel is in front of the Commission because it goes over the ten (10) lot standard for a parent parcel. The parent parcel, to the east has been subdivided numerous times. The residential use meets the future land use map, and meets the minimum subdivision standards. But, does not meet the major subdivision regulations (i.e. open space, buffering, sidewalks and lighting) set forth by the ZLDR. Staff would recommend a more traditional neighborhood design in an interior street. This would alleviate the burden of encroachments on Jordan Road and Kennedy Road. Also, staff recommends that it meet the major subdivision regulations. Therefore, staff would ask that the Commission not approve this particular plan. If you do approve, we ask that you at least look at some of the regulations that we have, and apply those standards to it, and make those conditions on approval.

The applicant's son addressed the Commission. Mr. Goff stated that his mom and dad inherited about 200 acres from his grandfather, and he divided that land amongst his children. His father has already divided equally amongst his children, with one exception, and part of that is this land that he is trying to do now. A part of this land is for a son that lives in Tennessee, and his intent is to sell his piece. Additionally, that would leave another 6 acres that his mom and dad want to sell. They are not looking to set up a neighborhood. His dad's intent was to match what was done on the opposite side of Jordan Road.

After a lengthy discussion the Chairman called for a motion. Kate Denton made a motion that the Planning and Zoning Commission approve the site plan with the following consideration: Require the site plan to have only one access road on either Kennedy or Jordan Road, with one internal road; Beth Smith seconded the motion. Claude Eichelberger voted in favor. Kevin Scharf and Curtis Blackmon voted to oppose the motion. By a vote of 3 to 2 the recommendation passed.

**515 Walnut Street, Room 160 Camden, SC 29020 803-425-7233 Fax 803-424-5268**

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### **Review proposed amendment to the Regulations for Accessory Structures and Uses**

In giving his staff report, Mr. Conley informed the Commission that an elected County Council member requested that we take another look at this amendment. We have brought forth an ordinance that would allow shipping containers in our GD, RD-1, RD-2 and MRD-1 zoning districts. These are our rural districts. They would be treated as a standard accessory structure. Staff recommends the proposed amendment.

Donna Pushic addressed the Commission during public comment. Ms. Pushic expressed her concerns and displeasure of allowing shipping containers to be used as accessory structures. She does not want the Commission to vote to allow the use of shipping containers.

Tom Webb III addressed the Commission. He prefers that we don't have as many ordinances. People are being micro managed. He would like to keep the regulations down to a minimum.

After much discussion Kate Denton made a motion to table the matter in order to get more information. Curtis Blackmon seconded the motion, and all voted in favor.

### **Adjournment**

At 6:45 PM, the Chairman called for a motion to adjourn. The motion was made by Curtis Blackmon. Seconded by Kevin Scharf, and all voted in favor.

Respectfully submitted,

***Rhonda Darity***

Rhonda Darity  
Secretary

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